

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

NOTES

4186 S. Irvell, Suite C
Santa Rosa, CA 95401
TEL: 707-579-3811
FAX: 707-579-2846
www.farrellfaber.com

FARRELL-FABER
& ASSOCIATES INC.
ARCHITECTURE • PLANNING

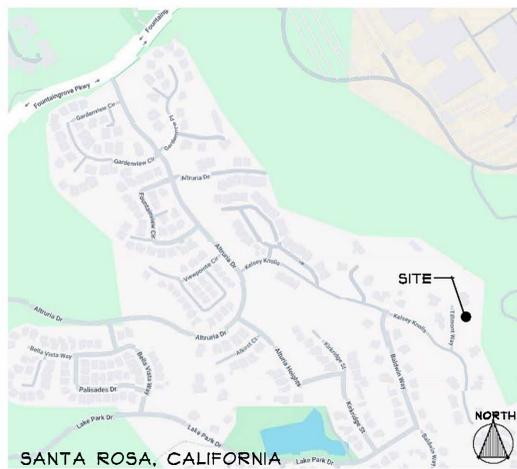


City of Santa Rosa
Received on November 5, 2025
Planning & Economic
Development Department

SINDELL RESIDENCE

3606 TILLMONT WAY
SANTA ROSA, CALIFORNIA

VICINITY MAP



NEIGHBORHOOD CONTEXT



PROJECT TEAM

OWNER
MILO and THUY SINDELL
130 HAIGHT STREET
SAN FRANCISCO, CA 94111

ARCHITECT
FARRELL-FABER & ASSOCIATES
1022 MENDOCINO AVE
SANTA ROSA, CA 95401
(707) 579-3811

CIVIL ENGINEER
CORNERSTONE CIVIL DESIGN
1491 GAMAY PLACE
UKIAH, CA 95482
(707) 912-1141

LANDSCAPE ARCHITECT
STEVE KOVANIS, PLA
4016 BOHEMIAN HWY
OCCIDENTAL, CA 95445
(707) 978-6655

GEOTECHNICAL ENGINEER
BAUER & ASSOCIATES
4410 MIRABEL ROAD
FORESTVILLE, CA 95436
(707) 881-2505

PROJECT DATA

DESCRIPTION:
TWO-STORY, 3-BEDROOM, 4.5-BATHROOM, SINGLE-FAMILY
DWELLING WITH GYM, OFFICE AND ATTACHED 4-CAR GARAGE

ASSESSOR'S PARCEL NUMBER: 173-300-011

LOT SIZE (ACRES): 0.48

OCCUPANCY CLASSIFICATION: R-3 and U

CONSTRUCTION TYPE: V-B (SPRINKLERED)

ZONING CODE: PD

GENERAL PLAN: VERY LOW RESIDENTIAL

FLOOR AREA SUMMARY:
MAIN RESIDENCE LIVING AREA: APPROX 4412 SQ FT
COVERED OUTDOOR LIVING AREA: APPROX 148 SQ FT
TOTAL GARAGE AREA: APPROX 131 SQ FT

SHEET INDEX

ARCHITECTURE

- CS COVER SHEET
- 1 ELEVATIONS AND ROOF PLAN
- 2 MAIN FLOOR PLAN
- 3 LOWER FLOOR PLAN
- 4 SECTIONS

CIVIL DRAWINGS

- C1 COVER SHEET, SITE PLAN AND SECTIONS
- C2 SLOPE ANALYSIS AND TOPOGRAPHIC MAP
- C3 PRELIMINARY GRADING AND DRAINAGE PLAN
- C4 UTILITY PLAN

LANDSCAPE DRAWINGS

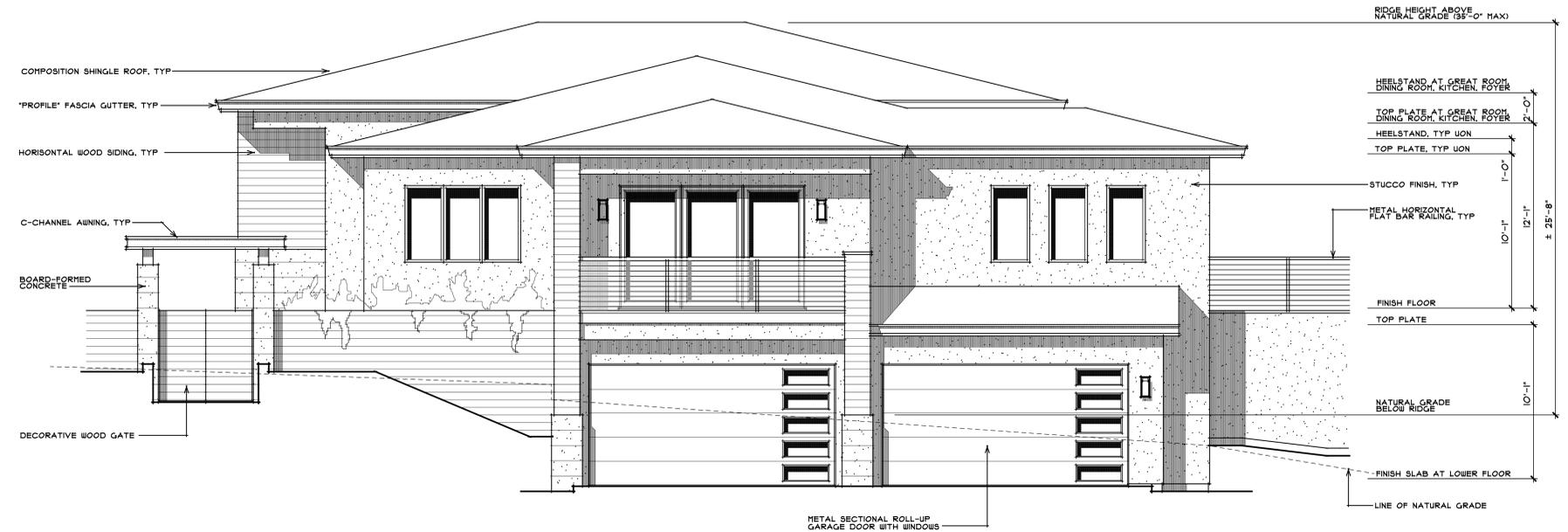
- L1 PRELIMINARY LANDSCAPE PLAN
- L2 PLANT PALETTE

MILO and THUY SINDELL
3606 TILLMONT WAY
SANTA ROSA, CALIFORNIA

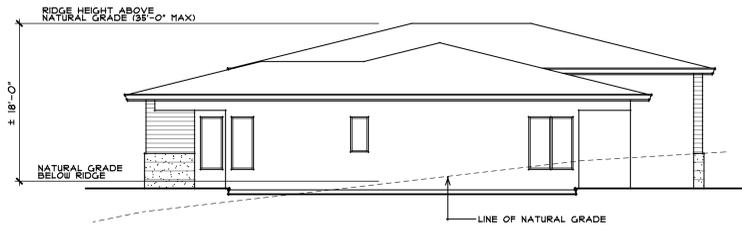
SHEET JOB NO. 25019 CS

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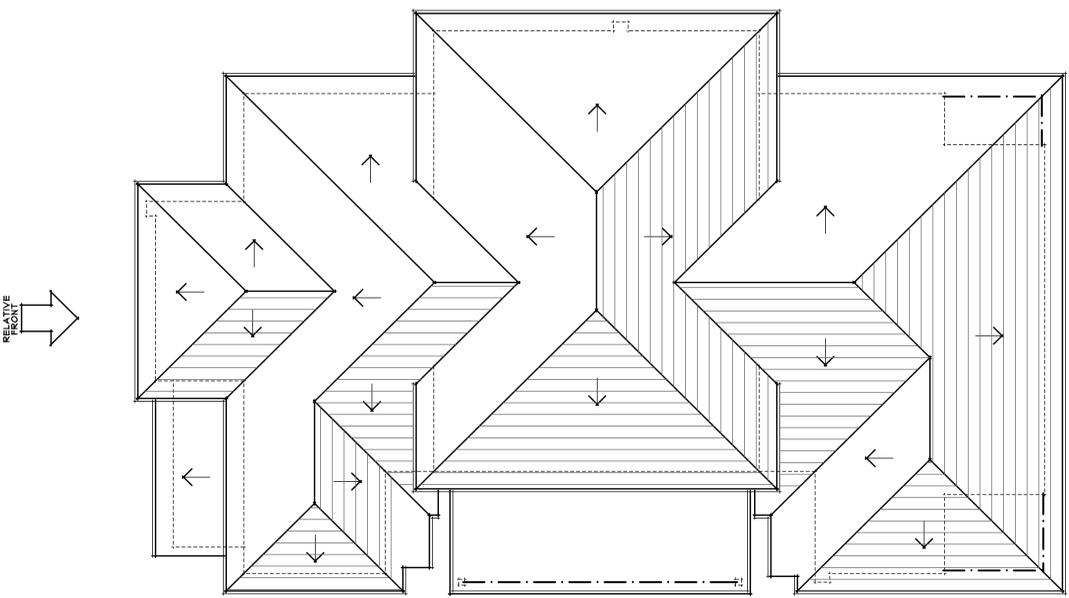
FINISH SCHEDULE	
LOCATION	COLOR
COMPOSITION ROOF:	GAF TIMBERLINE HDZ "CHARCOAL"
HORIZONTAL SIDING:	SHERWIN WILLIAMS "CHARWOOD" SW9542
STUCCO:	BENJAMIN MOORE "CALI" OC-22
FASCIA/GUTTERS:	BENJAMIN MOORE "KENDELL CHARCOAL" HC-144
WINDOW FRAMES:	BLACK



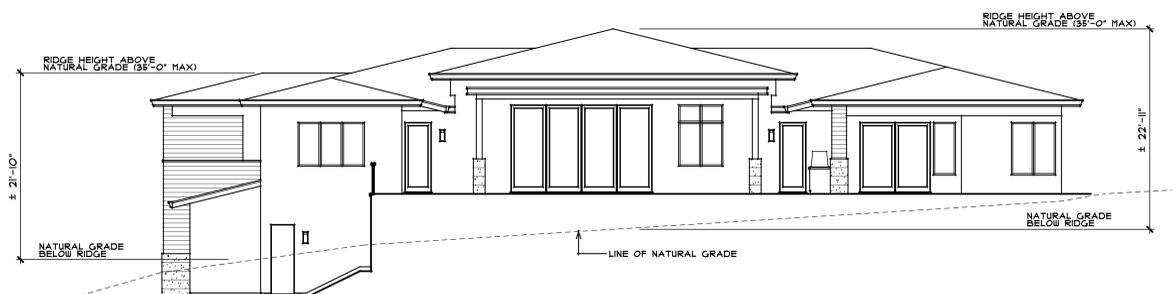
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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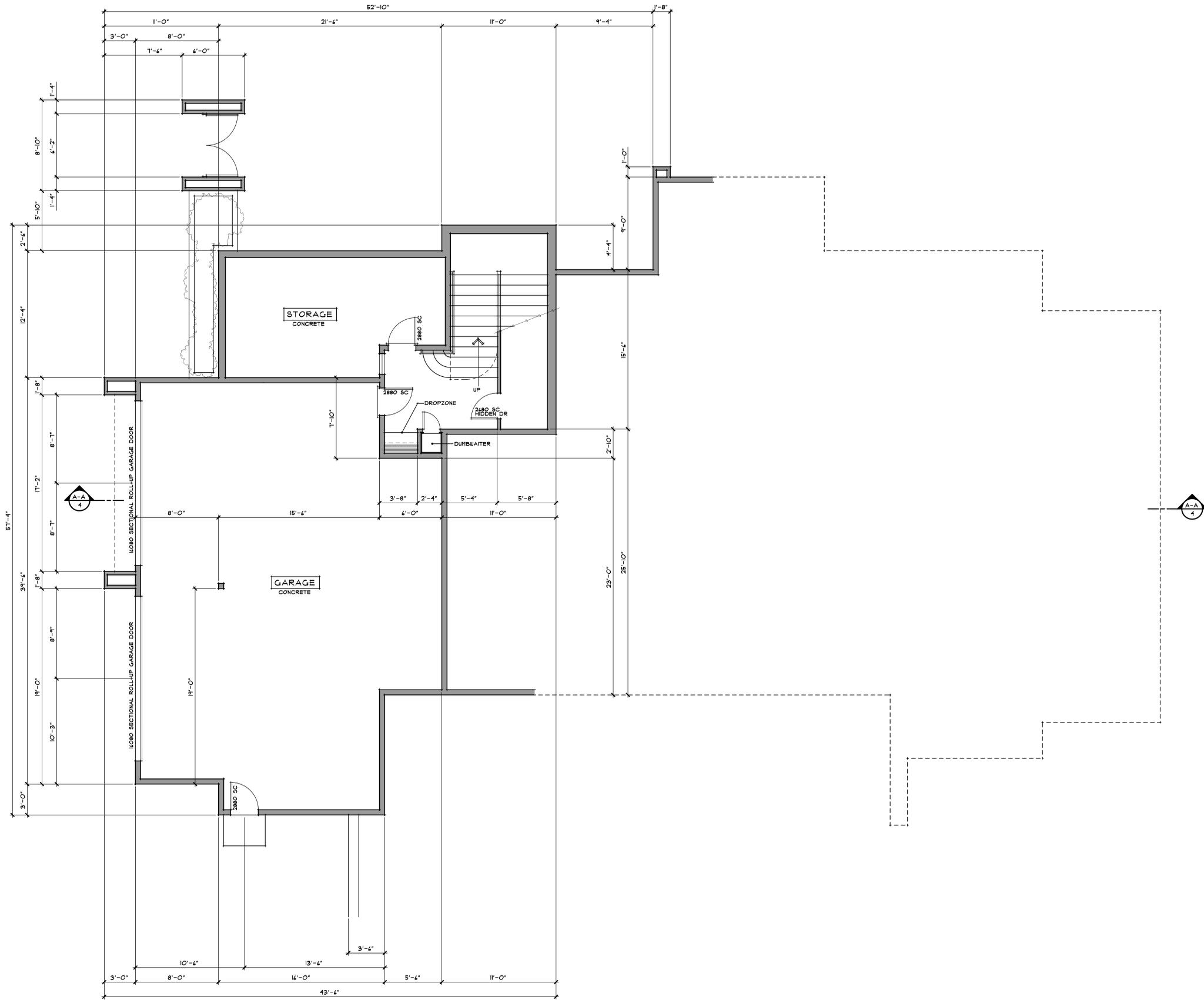
DESIGN FOR

MILO and THUY SINDELL
 3606 TILLYMONT WAY
 SANTA ROSA, CALIFORNIA

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DO NOT SCALE PLANS



LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY:	
CHECKED BY:	
REVISIONS:	DATE:
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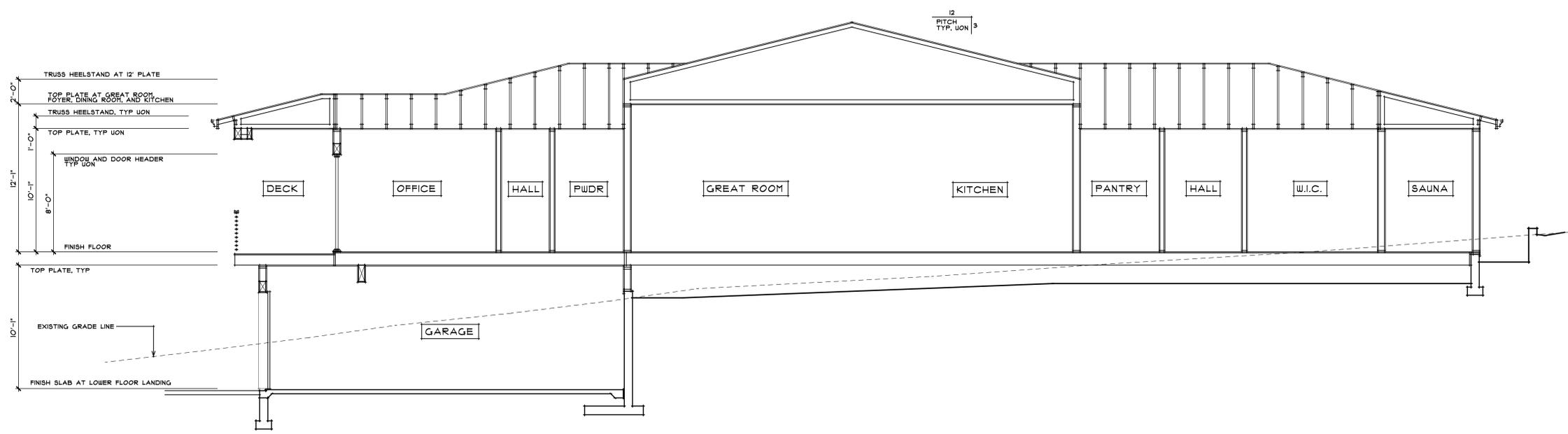
MILO and THUY SINDELL
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DESIGN FOR

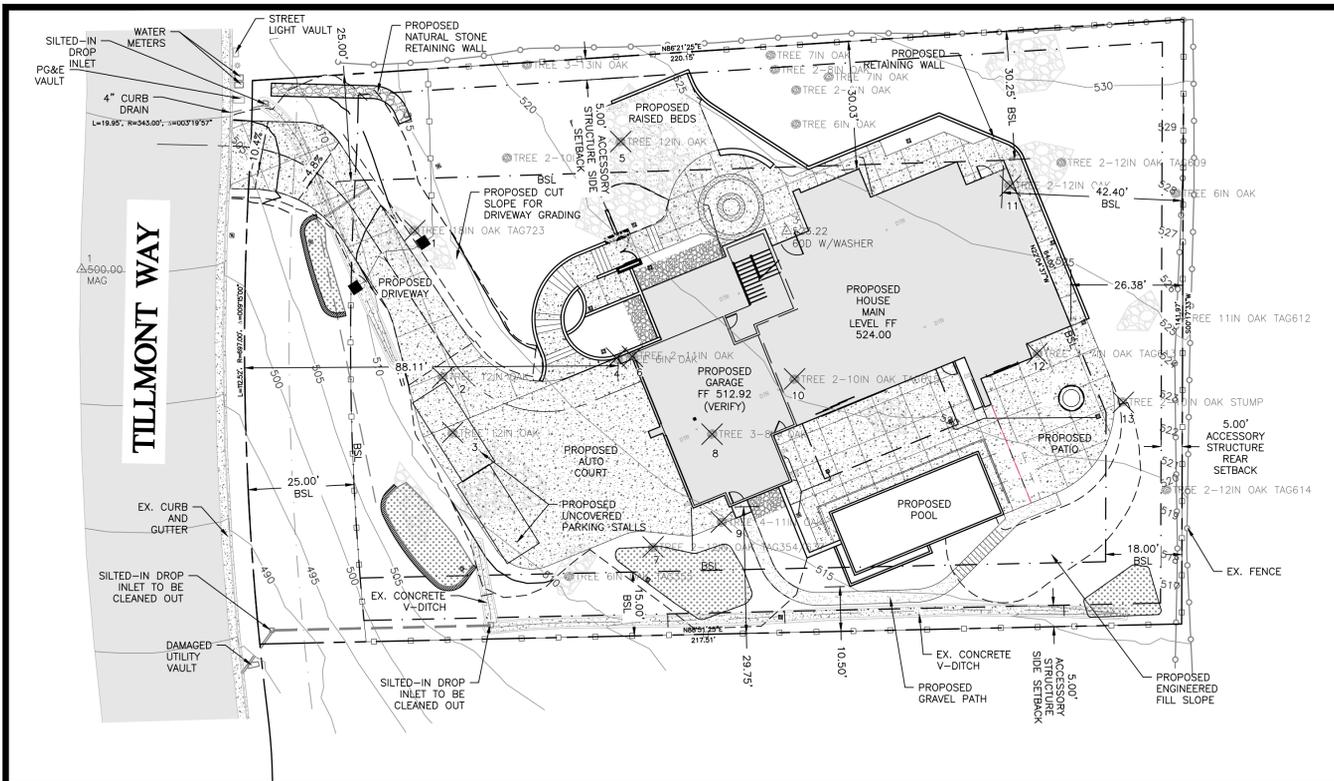
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 DO NOT SCALE PLANS

SHEET 25019

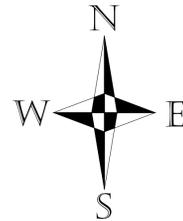
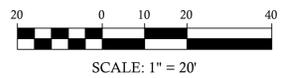
4



SECTION A-A
 SCALE: 1/4" = 1'-0"



OVERALL SITE PLAN



TREE IDENTIFICATION TABLE

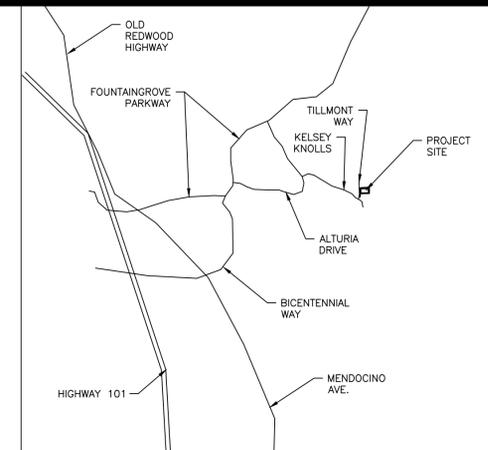
TREE NUMBER	TREE TYPE	TREE TAG
1	OAK	723
2	OAK	N/A
3	OAK	N/A
4	OAK	N/A
5	OAK	N/A
6	OAK	N/A
7	OAK	354/637
8	OAK	N/A
9	OAK	N/A
10	OAK	615
11	OAK	N/A
12	OAK	613
13	OAK STUMP	N/A

LEGEND

- PROPOSED PORTLAND CEMENT CONCRETE OVER CLASS 2 AGGREGATE BASE COMPACTED TO 95%
- PROPOSED BUILDING
- PROPOSED BIORETENTION AREA
- EXISTING BOULDER OR BOULDER PILE
- EX. TREE WITH "X" DIAMETER TO BE REMOVED
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- APPROXIMATE ASSESSOR'S PARCEL LINE
- FLOWLINE
- ROCK V-DITCH
- GRADE BREAK
- PROPOSED FENCE, SEE DETAILS BY LANDSCAPE ARCHITECT

SHEET INDEX

- SHEET C1 COVER SHEET, SITE PLAN, AND SECTIONS
- SHEET C2 SLOPE ANALYSIS AND TOPOGRAPHIC MAP
- SHEET C3 PRELIMINARY GRADING AND DRAINAGE PLAN
- SHEET C4 UTILITY PLAN



VICINITY MAP

NOT TO SCALE



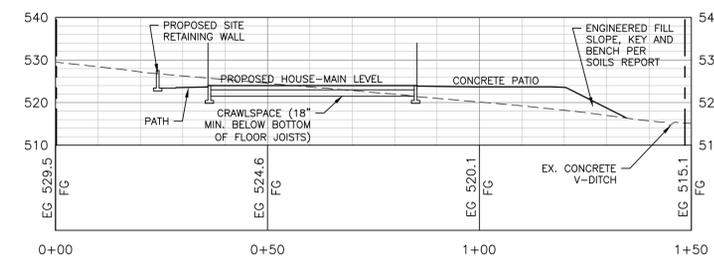
SURVEY NOTES

- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A TOPOGRAPHIC MAP PREPARED ON 5/27/2025 BY CORNERSTONE CIVIL DESIGN.
- BOUNDARY LINES SHOWN ARE ASSESSOR'S PARCEL LINES AND ARE APPROXIMATE. A LICENSED SURVEYOR SHOULD BE CONTRACTED IF THE EXACT LOCATION OF THE BOUNDARY LINES IS NECESSARY.
- BENCHMARK: THE BASIS OF ELEVATION FOR THE TOPOGRAPHY MAP IS BASED ON AN ASSUMED DATUM. OF CONTROL POINT #1 WITH AN ELEVATION OF 500.00.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS IS ASSUMED APPROXIMATION USING AERIAL IMAGERY.
- CONTOUR INTERVAL IS 1 FOOT MINOR, 5 FOOT MAJOR.
- UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. CORNERSTONE CIVIL DESIGN ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).
- TREE TRUNK DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT CHEST HEIGHT (4'+/-) CONSULT A CERTIFIED TREE ARBORIST WHEN IT IS NECESSARY TO ACCURATELY DETERMINE PERTINENT TREE INFORMATION.
- THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). CORNERSTONE CIVIL DESIGN ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.
- ANY EASEMENTS SHOWN ON THIS MAP ARE APPROXIMATE. ONLY EASEMENT SHOWN ON THE RECORD MAPS ARE SHOWN AND THERE MAY BE OTHER EASEMENTS ON THE PROPERTY. IF THE CLIENT WOULD LIKE ALL EASEMENTS SHOWN, A LICENSED SURVEYOR SHOULD BE CONTRACTED.
- BUILDING ENVELOPE AND EASEMENT LINES WERE OBTAINED FROM NIELSON RANCH FINAL MAP PREPARED BY OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC.

ABBREVIATIONS

- BW BOTTOM OF WALL ELEVATION AT FINISH GRADE (NOT FOOTING ELEV.)
- BSL BUILDING SETBACK LINE
- EP EDGE OF PAVEMENT ELEVATION
- FF FINISH FLOOR OF BUILDING ELEVATION
- FG FINISH GRADE (LANDSCAPE OR DIRT) ELEVATION
- FL FLOWLINE OF SURFACE, GUTTER OR DITCH ELEVATION
- FS FINISH SURFACE (HARDSCAPE) ELEVATION
- HP HIGH POINT ELEVATION
- INV PIPE INVERT ELEVATION
- PG PAD GRADE BENEATH THE HOUSE
- LFS LOWER LEVEL FINISH SURFACE
- RIM TOP OF MANHOLE, DRAINAGE INLET, OR UTILITY BOX ELEVATION
- TC TOP OF CURB ELEVATION
- TSL TOP OF BIORETENTION SOIL LAYER ELEVATION
- TW TOP OF WALL ELEVATION
- UFS UPPER LEVEL FINISH SURFACE

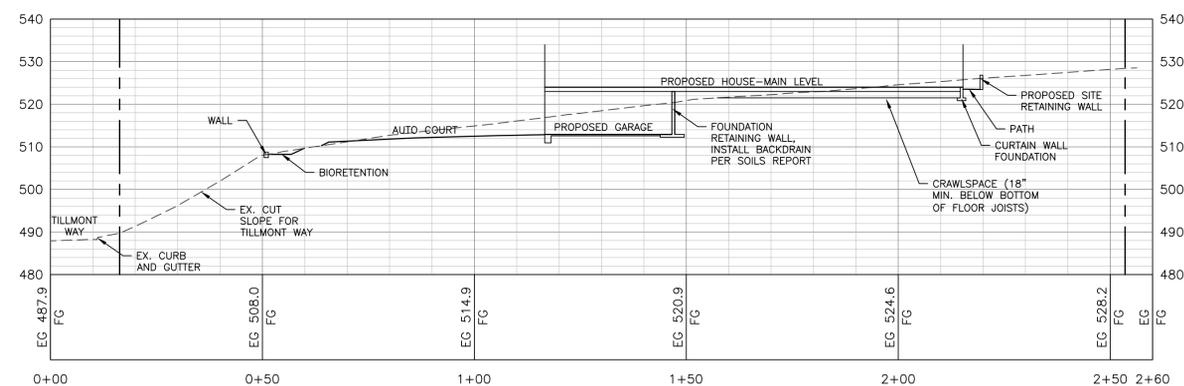
SECTION A PROFILE



LEGEND

- EXISTING GRADE PROFILE
- FINISH GRADE PROFILE
- APPROXIMATE ASSESSOR'S PARCEL LINE
- FLOWLINE

SECTION B PROFILE



SITE BUILDING SECTIONS

SCALE: HOR. 1"=20' VERT. 1"=20'



REV.	DATE	DESCRIPTION

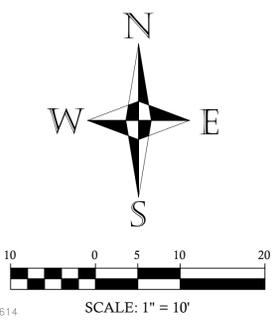
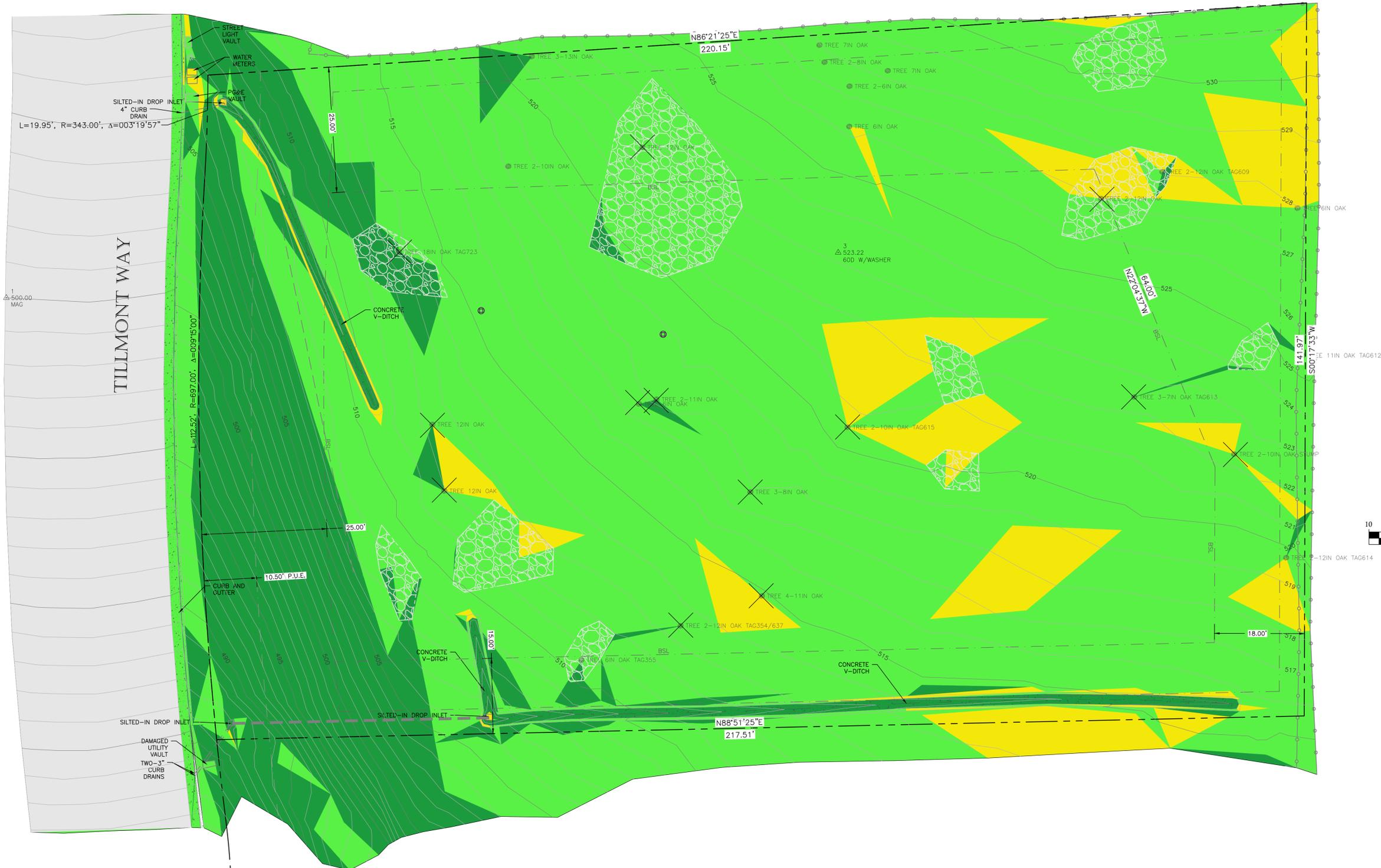
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 CIVIL ENGINEERING - LAND PLANNING
 MAPPING - PROJECT MANAGEMENT
 1491 GAMAY PLACE, UTAH, CA 95483
 CORNERSTONECIVILDESIGN@GMAIL.COM
 707-972-7147



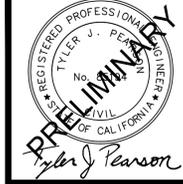
SINDELL RESIDENCE
 COVER SHEET, SITE PLAN AND SECTIONS
 3606 TILLMONT WAY SANTA ROSA, CA 95403
 APN 173-300-011

DATE: 11/1/2025
 JOB #: 2517

SHEET
C1
 OF 4 SHEETS



SLOPE TABLE				
RANGE	MIN. SLOPE	MAX. SLOPE	AREA (SF)	COLOR
1	0.10%	10.00%	2944	Yellow
2	10.00%	25.00%	31041	Light Green
3	25.00%	10000.00%	5760	Dark Green



REV.	DATE	DESCRIPTION

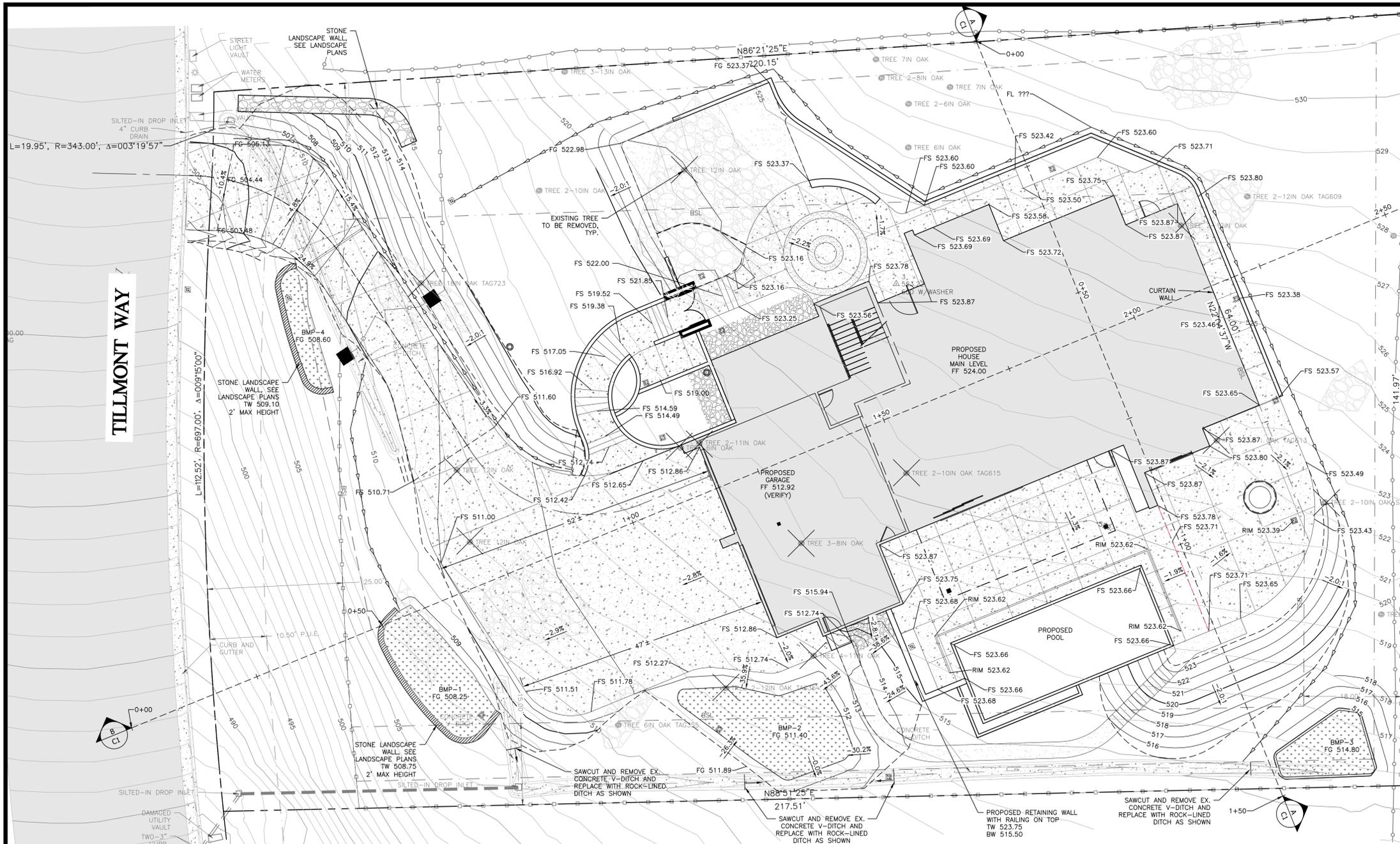
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SINDELL RESIDENCE
 SLOPE ANALYSIS AND TOPOGRAPHIC MAP
 3606 TILLMONT WAY SANTA ROSA, CA 95403
 APN 173-300-011

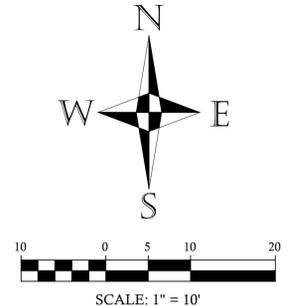
DATE: 11/1/2025
 JOB #: 2517

SHEET
C2
 OF 4 SHEETS



- ### LEGEND
- PROPOSED PORTLAND CEMENT CONCRETE OVER CLASS 2 AGGREGATE BASE COMPACTED TO 95%
 - PROPOSED BUILDING
 - PROPOSED BIORETENTION AREA
 - EXISTING BOULDER OR BOULDER PILE
 - EX. TREE WITH "X" DIAMETER TO BE REMOVED
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - APPROXIMATE ASSESSOR'S PARCEL LINE
 - FLOWLINE
 - ROCK V-DITCH PER DETAIL D1 ON THIS SHEET
 - GRADE BREAK
 - PROPOSED FENCE, SEE DETAILS BY LANDSCAPE ARCHITECT

- ### ABBREVIATIONS
- BW BOTTOM OF WALL ELEVATION AT FINISH GRADE (NOT FOOTING ELEV.)
 - EP EDGE OF PAVEMENT ELEVATION
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 - TSL TOP OF BIORETENTION SOIL LAYER ELEVATION
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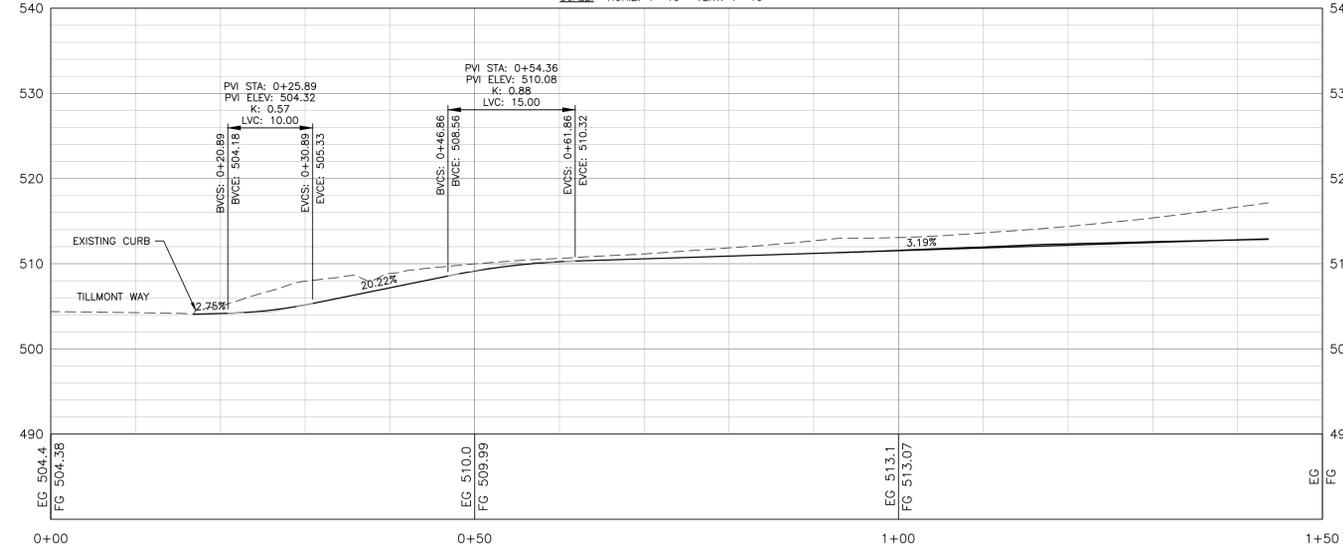


REV.	DATE	DESCRIPTION

CORNERSTONE CIVIL DESIGN
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 MAPPING - PROJECT MANAGEMENT

1491 GAMAY PLACE, UPLAND, CA 95483
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 951-972-7147

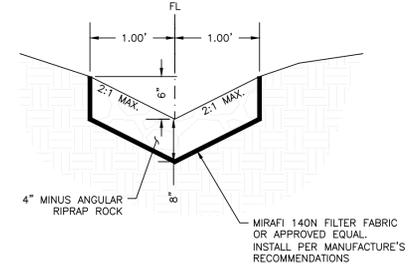
DRIVEWAY CL PROFILE
 SCALE: HORIZ. 1"=10' VERT. 1"=10'



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

CALL 811 BEFORE YOU DIG

UNDERGROUND SERVICE ALERT (USA) NOTICE TO CALL A MIN. 48 HOURS PRIOR TO CONSTRUCTION.



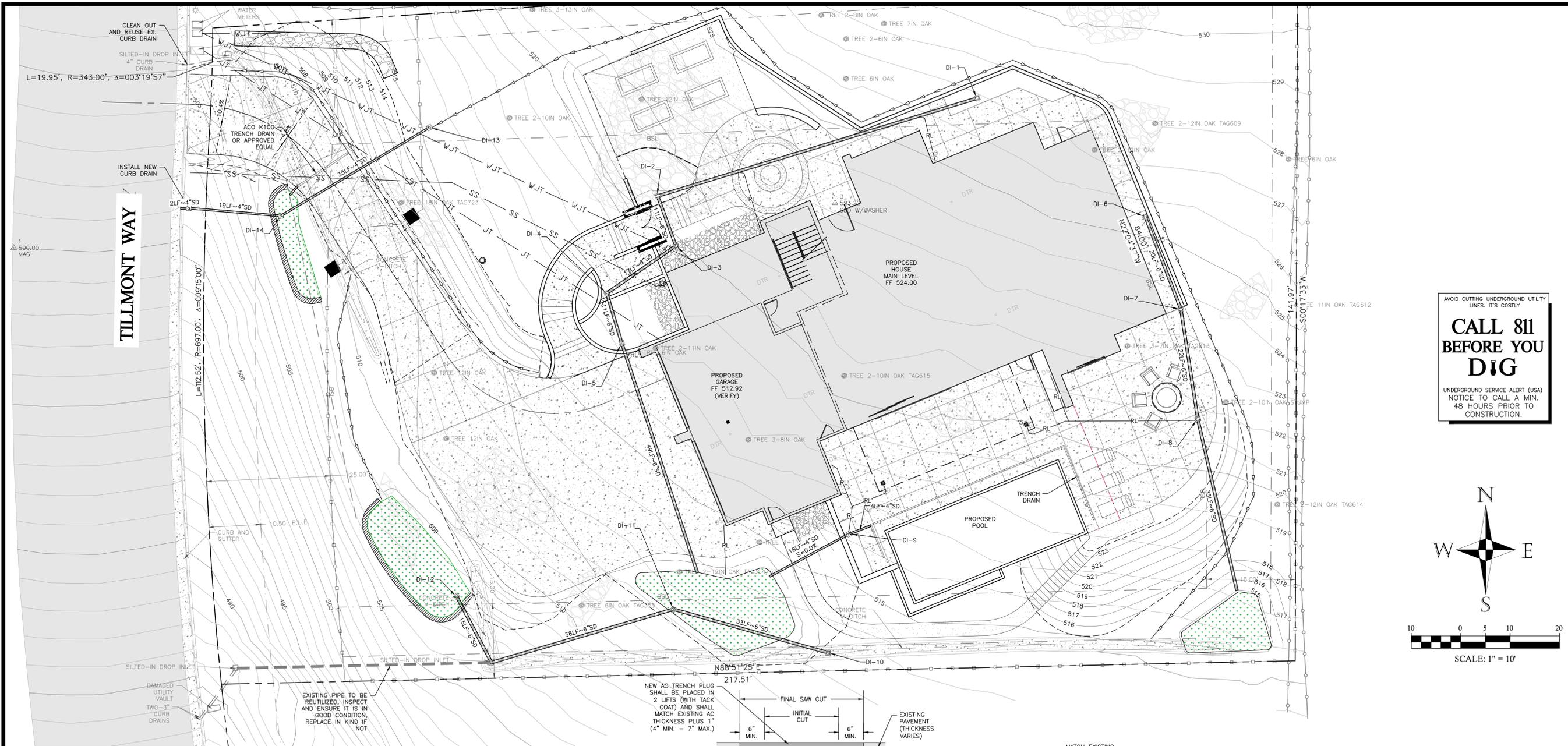
- ### LEGEND
- EXISTING GRADE PROFILE
 - FINISH GRADE PROFILE
 - APPROXIMATE ASSESSOR'S PARCEL LINE
 - FLOWLINE
 - GRADE BREAK

SINDELL RESIDENCE
 PRELIMINARY GRADING AND DRAINAGE PLAN

3606 TILLMONT WAY SANTA ROSA, CA 95403
 APN 173-300-011

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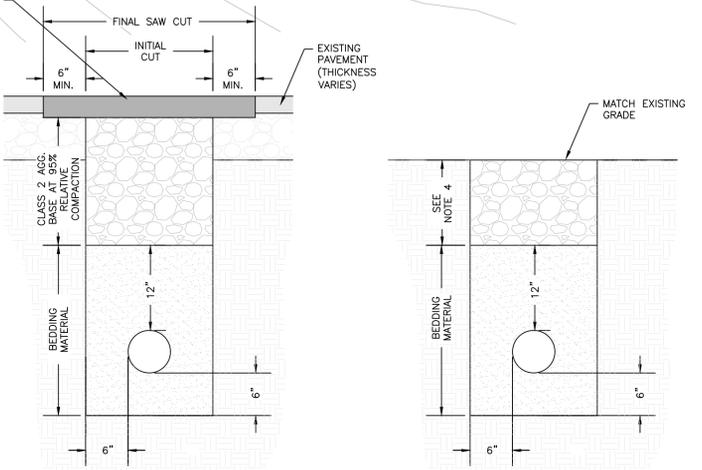
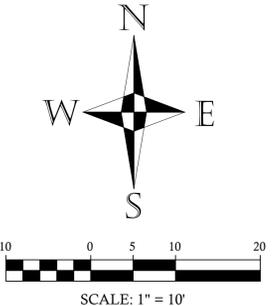
SHEET **C3**
 OF 4 SHEETS



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

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UNDERGROUND SERVICE ALERT (USA) NOTICE TO CALL A MIN. 48 HOURS PRIOR TO CONSTRUCTION.



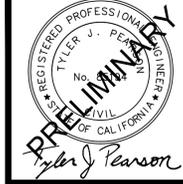
- NOTES:**
- WHERE EXISTING STREET IS CONCRETE OVERLAID WITH AC, THE CONCRETE SECTION REMOVED BY TRENCHING SHALL NOT BE REPLACED.
 - BEDDING SHALL MEET THE SPECIFICATION REQUIRED BY THE PIPE MANUFACTURER.
 - PERMANENT PAVING SHOULD BE COMPLETED WITHIN 90 DAYS. AC OR GUTBACK (1" THICK) MAY BE PLACED AS A TEMPORARY SURFACE IN ROADWAY AREAS AND SHALL BE MAINTAINED UNTIL PERMANENT PAVING IS COMPLETED. TRENCH PLATES MAY BE USED FOR UP TO 2 WEEKS. TRENCH PLATES SHALL HAVE A SKID RESISTANT SURFACE, SECURED WITH 24" WIDE COLLAR OF CUTBACK AROUND ALL SIDES OF PLATE, AND TAPERED TO PROVIDE SMOOTH TRANSITIONS.
 - AGGREGATE BASE OR SELECT NATIVE BACKFILL AS APPROVED AT 90% RELATIVE COMPACTION.

U4 TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE

LEGEND

- 4" PERFORATED SDR-35 WALL BACKDRAIN IN CLASS 2 PERMEABLE MATERIAL, SEE SOILS REPORT FOR DETAIL
- RL ROOF LEADER: SOLID 4" PVC SDR-35 SLOPED AT 1% MIN. CONNECTIONS TO STORM DRAIN SHALL BE MADE WITH 6"x6"x4" WYE FITTING.
- SOLID SDR-35 STORM DRAIN PIPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- WJT PROPOSED WATER JOINT TRENCH-PVC SCH. 40 FIRE SPRINKLER SUPPLY LINE AND DOMESTIC WATER LINES, SIZE TO BE DETERMINED BY FIRE SPRINKLER AND PLUMBING DESIGNERS. INSTALL IN TRENCH PER DETAIL U4 ON THIS SHEET
- SS PROPOSED SANITARY SEWER LINE, 4" PVC SCH. 40 SLOPED AT 2% MIN. INSTALL IN TRENCH PER DETAIL U4 ON THIS SHEET
- JT DRY UTILITIES JOINT TRENCH, SEE PG&E PLANS FOR CONDUCTOR AND CONDUIT WIRE SIZE AND TYPE. FOR NON-PG&E APPLICATIONS, WIRE/CONDUIT SHALL MEET THE REQUIREMENTS OF CEC TABLE 310.15(B) AND THE COVER REQUIREMENTS OF CEC 300.5(A)
- GAS POLYETHYLENE PLASTIC GAS/PROPANE PIPE TO BE SIZED BY PLUMBING CONTRACTOR. PIPE SHALL CONFORM TO ASTM D2513 AND SHALL BE MARKED "GAS" AND "ASTM D2513"
- PROPOSED SANITARY SEWER CLEANOUT PER CITY STANDARD DETAIL 513A
- PROPOSED STORM DRAIN DROP INLET (SDDI) - SHALL BE NDS 12"x12" CATCH BASIN WITH BLACK STANDARD GRATE IN LANDSCAPE AREAS AND NDS 9"x9" CATCH BASIN WITH BRASS GRATE OR APPROVED EQUAL IN HARDSCAPE AREAS.
- PROPOSED ROOF DOWNSPOUT, CONNECT TO ROOF LEADER WHERE SHOWN ON PLANS, OTHERWISE OUTLET TO CONCRETE SPLASH BLOCK



REV.	DATE	DESCRIPTION

CORNERSTONE CIVIL DESIGN

CIVIL ENGINEERING - LAND PLANNING
MAPPING - PROJECT MANAGEMENT

1491 GAMAY PLACE, UPLAND, CA 95883
CORNERSTONECIVILDESIGN@GMAIL.COM
707-972-7147



SINDELL RESIDENCE

UTILITY PLAN

3606 TILLMONT WAY, SANTA ROSA, CA 95403
APN 173-300-011

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SHEET
C4
OF 4 SHEETS